



PLANNING, DEVELOPMENT AND
LEGISLATIVE SERVICES

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Erica Ali
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File: D20-20/25 KIT
March 3, 2025

VIA EMAIL

Connie Owen
Administrative Clerk, Legislative Services
City of Kitchener
200 King Street West
Kitchener, ON N2G 4G7

Re: Comments on Consent Applications: B2025-006 to B2025-008
Committee of Adjustment Hearing March 18, 2025
City of Kitchener

Please accept the following comments for the above-noted Consent applications to be considered at the upcoming Committee of Adjustment Hearing.

AM File No: B 2025-006

Address: 142 Carson Dr

Description: Lot 19, Plan 865

Owner: Anne Kofler

Applicant: Soya Kofler (POA)/ Monica Szever (POA)

The owner/applicant is proposing consent to sever for lot creation; Severed lot being 859 sqm area, 18.05m frontage; and Retained lot being 1088 sqm area and 22.52m frontage. The retained lands contain residential dwelling and private well (for exclusive use). The severed lands are vacant. The consent will facilitate the redevelopment of the severed lot under separate ownership (no development proposed through consent).

In the Regional Official Plan, the lands are within the Delineated Built-Up Area and Urban Area boundary. The lands are designated Low Rise Residential in the City's Official Plan and zoned RES-2.

Threats Inventory Database

The following information is provided until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality.

On review of the Threat Inventory Database there are no records for the site. High threat on adjacent property at 15 Rothsay Ave (FIX-A-CHIP INC - Other Machinery and Equipment Industries n.e.c.).



Regional Consent Review Fee

Regional staff have not received the fee for consent review of \$350 per application. The payment of fee will be required as a condition of approval.

In summary, Regional Staff have no objection to this application subject to the following condition(s):

1. That the Owner/Developer submit the consent review fee of \$350 per application to the Regional Municipality of Waterloo.

AM File No: B 2025-007 and B 2025-008

Address: 13 Chicopee Park Court (lot 3)/ 11a & b Chicopee Park Court (lot 2)

Description: PLAN 959 PT LOT 50 RP 58R20258 PT 3/ PT 2

Owner: Trevex Developments c/o Basmattie (Shaline) Anghad

Applicant: Urban Insights Inc c/o Marko Micic & Ryan Mounsey

The owner/applicant is proposing consent to sever for lot boundary adjustment.

The proposed variances and consent applications build on consent approvals (B2020-027&028) which severed a single lot into three lots (Parts 1, 2, and 3 on 58R-20258). An updated development proposal proposes part 3 be developed as a single detached dwelling (triplex), and parts 1 and 2 developed with a semi-detached dwelling (sharing a common party wall) such that each lot will contain a four-plex.

The proposed lot configuration is as follows:

Site Area (sm)	Lot 1 (Severed)	Lot 2 (Severed)	Lot 3 (Retained)
Use	Semi-detached (3 ADU's)		Single (2 ADU's)
Lot Area	377.6	374.4 sm	281.1 sm
Lot Frontage	10.5	10.5	8.018

In the Regional Official Plan, the lands are within the Delineated Built-Up Area and Urban Area boundary. The lands are designated Low Rise Residential in the City's Official Plan and zoned RES-4.

Threats Inventory Database

The following information is provided until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality. On review of the Threat Inventory Database the following information is available:

B2025-0059 - 11a & 11b Chicopee Park Court: No records for the site. Two low threats on adjacent property at 203 Fairway Rd N (BRAINY TOYS INC. - Toys, Novelties and Fireworks, Wholesale) and (KING J L DECORATORS LIMITED - Painting and Decorating Work).

B2025-0056 - 13 Chicopee Park Crt: No records for the site. Two low threats on adjacent property at 203 Fairway Rd N (BRAINY TOYS INC. - Toys, Novelties and Fireworks, Wholesale) and (KING J L DECORATORS LIMITED - Painting and Decorating Work).



Environmental Noise

It is the responsibility of the developer to ensure the proposed development is not impacted by anticipated transportation noise from Fairway Road (RR#53) and River Road (RR#56). While an environmental noise study for the proposed development would normally be required, Corridor Development would waive this requirement in lieu of the applicant entering into an agreement with the Region of Waterloo to implement a Noise Warning Clause.

The Region will require the following as a condition of consent approval:

1. That the owner/applicant enter into a registered development agreement with the Region of Waterloo for both severed and retained lands, to include the following clause noise warning clause in agreements of Offers of Purchase and Sale, lease/rental agreements and condominium declarations.
 - a. *Purchasers/tenants are advised that sound levels due to increasing road traffic on Fairway Road (RR#53) and River Road (RR#56) may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.*

Regional Fees

Regional staff have not received the fee for consent review of \$350 per application. The payment of fee will be required as a condition of approval.

In summary, Regional Staff have no objection to this application subject to the following condition(s):

1. That the owner/applicant submit the consent review fee of \$350 per application to the Regional Municipality of Waterloo.
2. That the owner/applicant enter into a registered development agreement with the Region of Waterloo, for both severed and retained lands, to include the following clause noise warning clause in agreements of Offers of Purchase and Sale, lease/rental agreements and condominium declarations.
 - a. *Purchasers/tenants are advised that sound levels due to increasing road traffic on Fairway Road (RR#53) and River Road (RR#56) may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.*

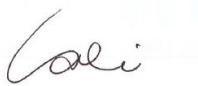
General Comments

Any submission requirements may be subject to peer review, at the owner/ Owner/Developer's expense as per By-law 24-052. If any other applications are required to facilitate the application, note that fees are subject to change and additional requirements may apply.

Any future development on the lands subject to the above-noted consent applications will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof. Prior to final approval, City staff must be in receipt of the above-noted Regional condition clearances.

Please accept this letter as our request for a copy of the staff reports, decisions and minutes pertaining to each of the consent applications noted above. Should you require Regional Staff to be in attendance at the meeting or have any questions, please do not hesitate to contact the undersigned.

Thank you,

A handwritten signature in cursive script, appearing to read "Erica", is written in dark ink. The signature is fluid and stylized, with a long, sweeping underline that extends to the right.

Erica Ali RPP
Planner, Regional Growth, Development and Sustainability Services
Regional Municipality of Waterloo